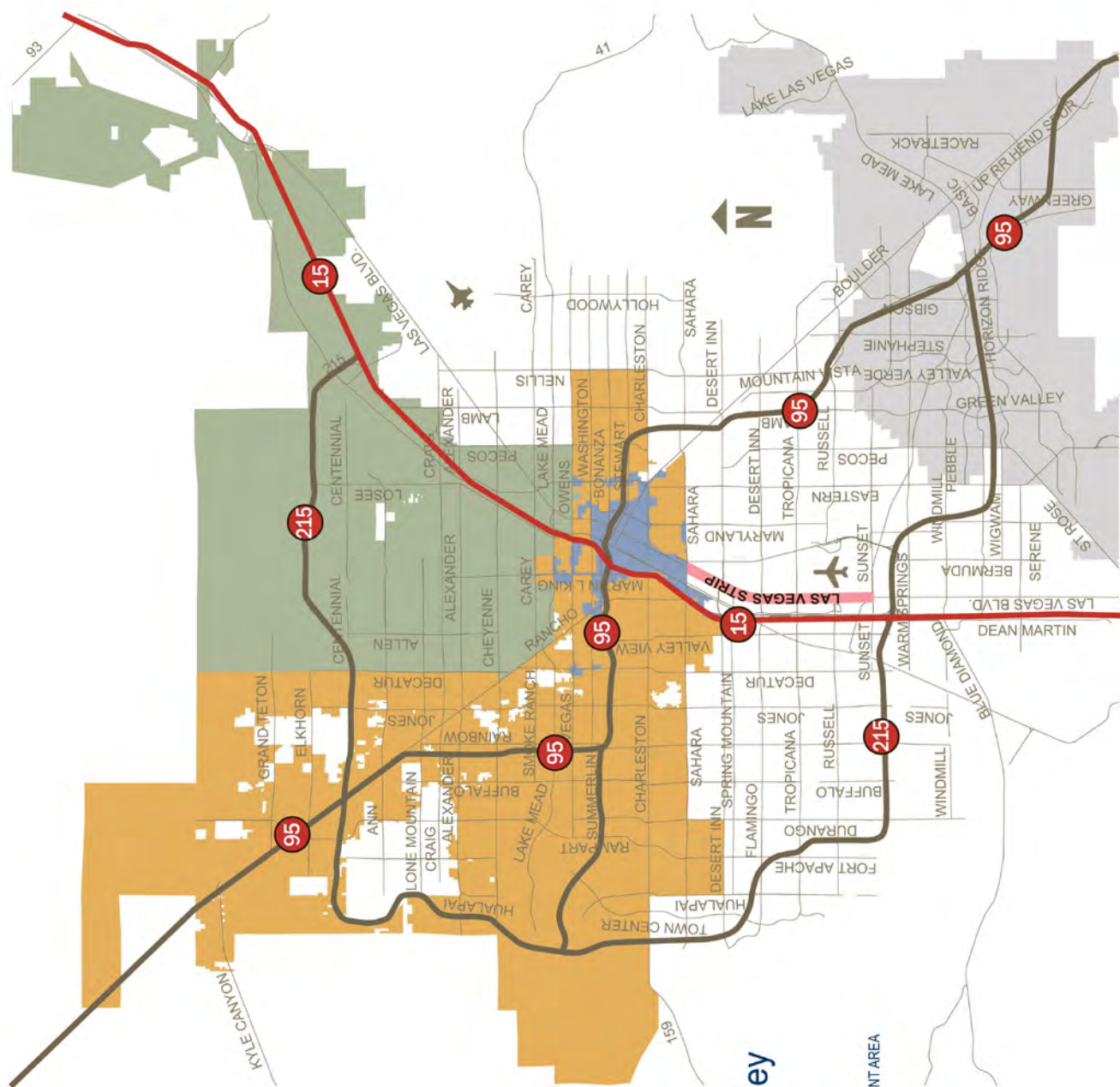


FISCAL YEAR 2010 IN REVIEW

ONLINE EDITION



The Las Vegas Valley

- CITY OF LAS VEGAS REDEVELOPMENT AREA
- CITY OF LAS VEGAS
- UNINCORPORATED CLARK COUNTY
- CITY OF NORTH LAS VEGAS
- CITY OF HENDERSON

ABOUT THE LAS VEGAS REDEVELOPMENT AGENCY

INTRODUCTION

The city of Las Vegas Redevelopment Agency (RDA) was created in 1986 by the Nevada Legislature to help turn around the urban decay in downtown Las Vegas.

The RDA promotes the redevelopment of downtown Las Vegas and surrounding older commercial districts by working with developers, property owners and community associations to accomplish beneficial revitalization efforts.

The Las Vegas Redevelopment Area encompasses 3,948 acres. The area roughly includes the greater downtown Las Vegas area east of I-15, south of Washington Avenue, north of Sahara Avenue and west of Maryland Parkway. It also includes the Charleston Boulevard, Martin L. King Boulevard and Eastern Avenue corridors. (Please refer to the enclosed maps.)

Although the RDA legally is a separate entity from the city of Las Vegas, city council members sit on its board and provide input on projects.

ASSISTANCE PROGRAMS PROVIDED BY THE RDA FOR COMPANIES LOCATED WITHIN THE REDEVELOPMENT AREA INCLUDE:

- Fast Track assistance program
- Tax Increment Financing
- Visual Improvement programs
- Retail Downtown Las Vegas assistance program

BUSINESS INCENTIVES & ASSISTANCE PROGRAMS

FAST TRACK

The goal of the Redevelopment Agency's Fast Track Program is to assist business owners and operators with expediting entitlements, permitting and licensing within the designated Redevelopment Area. RDA personnel have assisted hundreds of owners and developers with this service.

RETAIL ASSISTANCE

This program assists retailers with finding locations, and aids developers, commercial brokers and property owners with recruiting high quality tenants in our urban areas.

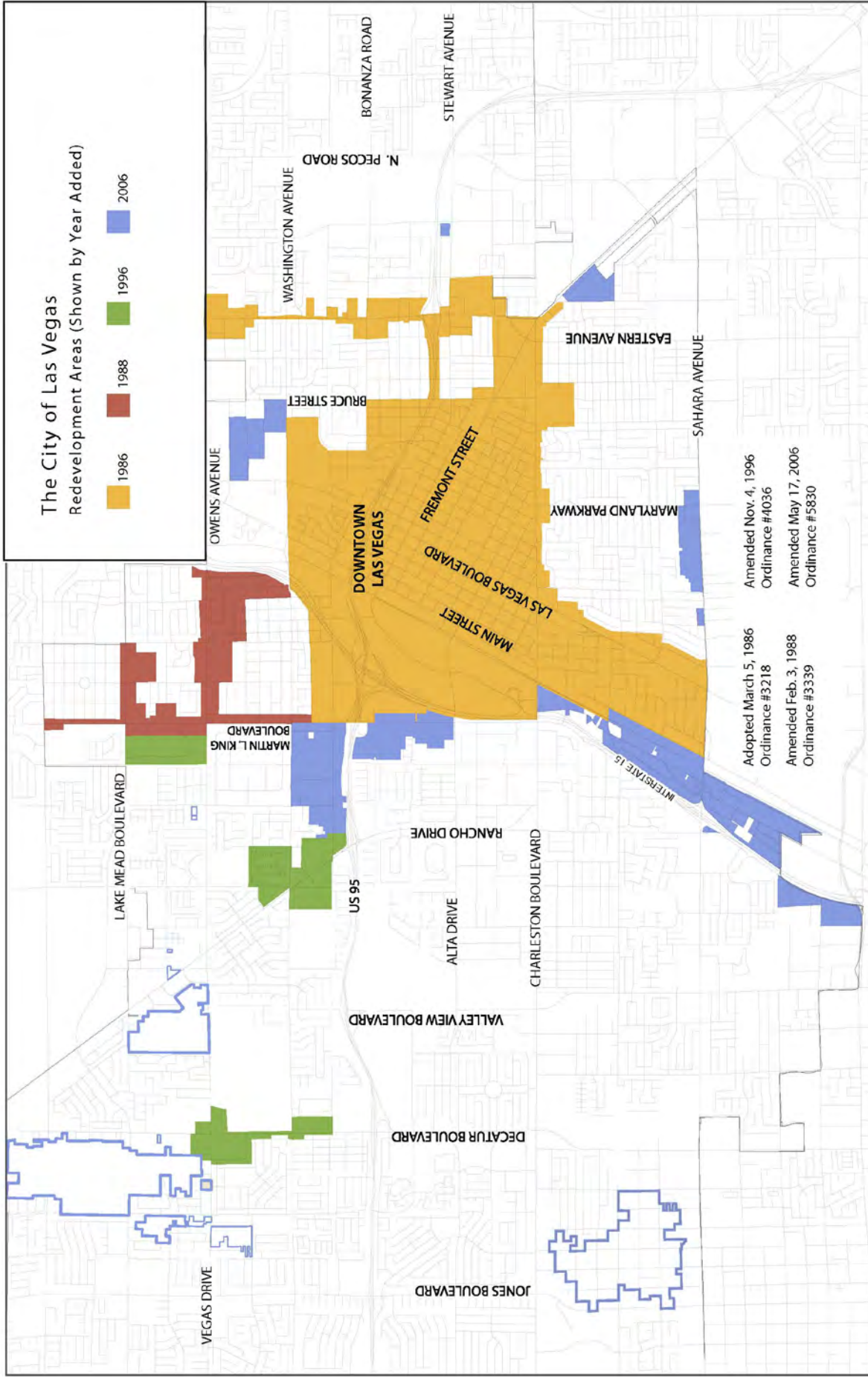
TAX INCREMENT FINANCING

The RDA offers Tax Increment Financing (TIF) rebate incentives for high-rise residential, retail, hotel and mixed-use projects located within the city of Las Vegas Redevelopment Area. Expenditures qualifying for TIF rebates may include street construction, gutters, water lines, storm drainage facilities, traffic signals, paving, sidewalks, flood control improvements, utilities and other infrastructure costs.

Tax increment is defined as the increased property taxes generated due to new development on a site. The TIF program uses tax money from the difference in the originally assessed property value and the new, enhanced property value to pay for eligible expenditures. A portion of the tax increment can be rebated annually to a property developer for qualified expenditures to a construction project.

VISUAL IMPROVEMENT PROGRAM

The city of Las Vegas Redevelopment Agency (RDA) sponsors two Visual Improvement programs (VIP): the Commercial VIP and the Entertainment VIP. These programs were designed to help improve the physical appearance of the Redevelopment Area by providing qualified business owners with a partial rebate for the costs involved in upgrading the appearance of their establishment and bringing properties up to current building and property code standards. Improvements to the facades of buildings, permanent landscaping, parking facilities, signs and other external improvements are eligible for assistance.



BY THE NUMBERS



FY 2010 PROJECTS COMPLETED

- **1,144 CONSTRUCTION JOBS CREATED**
- **1,924 PERMANENT JOBS CREATED**
- **\$311 MILLION PROJECT VALUATION**

FY 2010 PROJECTS UNDER CONSTRUCTION

- **4,678 CONSTRUCTION JOBS CREATED**
- **1,886 PERMANENT JOBS CREATED**
- **\$1.1 BILLION PROJECT VALUATION**

Note: The above figures include the Redevelopment Area, as well as the Las Vegas Tech Center and the Las Vegas Medical District.

Note: The numbers above do not equal the cumulative total of all the specific projects included in this report. The numbers above are solely for the Fiscal Year 2010 and may include additional developments that were under construction or were completed within the Redevelopment Area in FY2010, but were not specifically listed within the report. In addition, some of the projects included in this report (for example Symphony Park) are ongoing and will be constructed over several years; in such cases the project values listed are multiyear costs.

CALCULATIONS

***Job numbers and valuation data in this report are derived from developers, public purpose documents or the formulas below:**

JOB MULTIPLIER FORMULA

Permanent Jobs Created Formula:

Office = 1 job per 250 square feet of project size.

Retail = 2.5 jobs per 1,000 square feet of project size.

Hotel/Casino = 1 job per hotel room and 2.5 jobs per 1,000 square feet of retail.

School = 1.5 jobs per classroom.

*Assuming full occupancy for formula calculations.

*Job unit = Full-Time Equivalent (FTE)

Construction Jobs Created Formula:

Large Scale = 8.9 jobs per \$1M value divided by number of construction years.

*(Exceeding \$10M value & 1-Year Construction)

Small Scale = 8.9 jobs per \$1M value.

*(Less Than \$10M value & 1-Year Construction)

GENERAL VALUATION NOTES

*High-Rise Value Estimate: Large scale projects \$500,000/unit; Small scale projects \$350,000/unit

\$150K/unit for affordable housing

*\$300/SF - new office construction

*\$200/SF - new retail construction

*\$750/SF - hospital expansion

*\$250K/room - hotel

*\$150/SF - warehouse

*\$250/SF - dance hall/club

*Parking Garage - \$10k/space

*Surface Parking - \$2k/space



The Cleveland Clinic Lou Ruvo Center for Brain Health became fully operational in downtown's Symphony Park in 2010.
Photo by Matt Carbone Photography

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In 2010, Las Vegas Mayor Oscar B. Goodman and Councilman Ricki Y. Barlow participated in a triple ribbon cutting ceremony celebrating three nightclubs' opening at the same time in the downtown entertainment district called Fremont East.

302 CARSON AVE.

ADDRESS: 302 Carson Ave.

DEVELOPER: Shangra-La Construction & Thompson National Properties

CONSTRUCTION JOBS GENERATED: 27

PERMANENT JOBS GENERATED: N/A

TOTAL PROJECT COST: \$3 million

REDEVELOPMENT AGENCY INVESTMENT: N/A

DESCRIPTION: Green retrofitting of Class A office building featuring 11 floors and 162,000-square-feet of rentable space. This was one of the first buildings in Nevada to be awarded Gold certification under the U.S. Green Building Council's LEED® Rating System™. The building's efficiency upgrades are expected to decrease energy use by more than 30 percent and water consumption by at least 40 percent.



601 FREMONT ST.

ADDRESS: 601 Fremont St.

DEVELOPER: 601 Fremont LLC

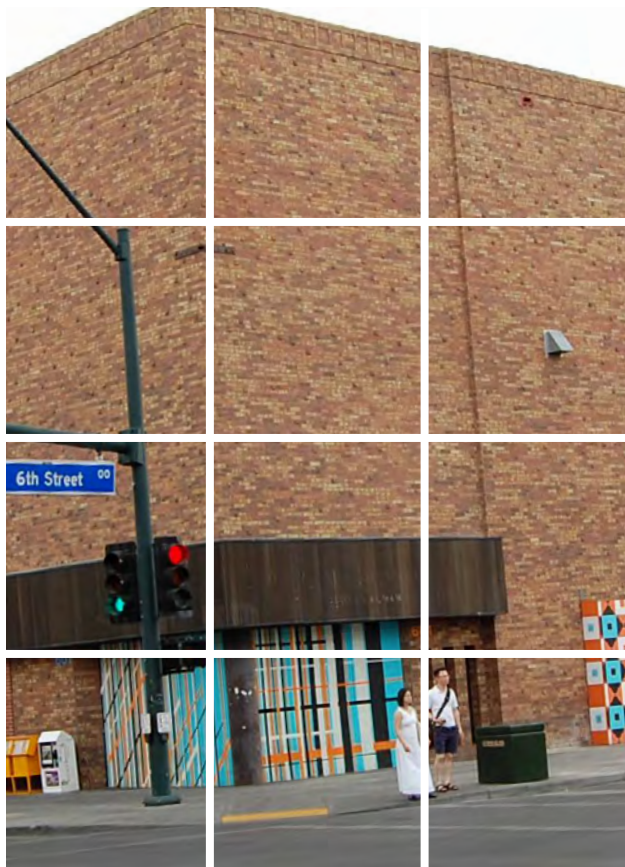
CONSTRUCTION JOBS GENERATED: N/A

PERMANENT JOBS GENERATED: N/A

TOTAL PROJECT COST: TBD

REDEVELOPMENT AGENCY INVESTMENT: Five-year rent abatement.

DESCRIPTION: Lease with purchase option approved by Las Vegas City Council for this 48,740-square-foot structure on the southeast corner of Fremont and Sixth streets. The developer plans to convert the ground floor of this dormant brick building into a retail, restaurant and entertainment complex. It is anticipated the complex will open in 2011.



2400 N. TENAYA WAY

ADDRESS: 2400 N. Tenaya Way

DEVELOPER: Ackerman Realty and Property Management Services

CONSTRUCTION JOBS GENERATED: 1

PERMANENT JOBS GENERATED: TBD once leased.

TOTAL PROJECT COST: \$2.7 million for acquisition of building and improvements.

REDEVELOPMENT AGENCY INVESTMENT: RDA staff coordinated assignment of city-owned ground lease to developer.

DESCRIPTION: Ackerman Realty and Property Management Services' second Las Vegas office, with other on-site businesses to follow.



AMAYAH'S BEAUTY SUPPLY

ADDRESS: 921 W. Owens Ave., Ste. 130

DEVELOPER: Nucleus Investments

CONSTRUCTION JOBS GENERATED: 1

PERMANENT JOBS GENERATED: 6

TOTAL PROJECT COST: \$84,000

REDEVELOPMENT AGENCY INVESTMENT: N/A

DESCRIPTION: This retailer opened in December 2010 at Edmond Town Center, a strip shopping center in West Las Vegas.



ASHLEY FURNITURE STORE

ADDRESS: 91 S. Martin L. King Blvd.

DEVELOPER: Ashley Furniture Home Stores

CONSTRUCTION JOBS GENERATED: 11

PERMANENT JOBS GENERATED: 100

TOTAL PROJECT COST: \$2 million

REDEVELOPMENT AGENCY INVESTMENT: N/A

DESCRIPTION: A 100,000-square-foot furniture store that opened in August 2010. It required almost \$2 million and three months worth of renovation work to refurbish the former Levitz Furniture building, which had sat vacant for approximately three years. Developer also wants to open outparcel fast food operations on the property.



AZUL TEQUILA

ADDRESS: 115 N. Seventh St.

DEVELOPER: Francisco Lara

CONSTRUCTION JOBS GENERATED: 4

PERMANENT JOBS GENERATED: 7

TOTAL PROJECT COST: \$425,000

REDEVELOPMENT AGENCY INVESTMENT: \$75,000 through Visual Improvement Program; Fast Track Program assistance.

DESCRIPTION: Latin nightclub specializing in live entertainment that opened in downtown's entertainment district, **Fremont East**, in August 2010. The city of Las Vegas Redevelopment Agency assisted Azul Tequila with \$75,000 in matching grant money through its Entertainment Visual Improvement Program. This money was used for exterior and signage upgrades and improvements. Redevelopment Agency staff assistance with expediting city entitlements and permitting was also provided.



BAR + BISTRO

ADDRESS: 107 E. Charleston Blvd.

DEVELOPER: Wes Isbutt

CONSTRUCTION JOBS GENERATED: 1

PERMANENT JOBS GENERATED: N/A (replaced another restaurant)

TOTAL PROJECT COST: \$60,000

REDEVELOPMENT AGENCY INVESTMENT: N/A

DESCRIPTION: Nestled on the north side of the 30,000-square-foot multiuse Arts Factory building, the Bar + Bistro serves European-American dishes for lunch and dinner. Wine is served alongside helpings of poached salmon, pasta dishes and Kobe beef burgers in a darkened bistro atmosphere. This establishment opened in March 2010.



THE BEAT COFFEEHOUSE

ADDRESS: 520 Fremont St.

DEVELOPER: Michael Cornthwaite

CONSTRUCTION JOBS GENERATED: N/A

PERMANENT JOBS GENERATED: 3

TOTAL PROJECT COST: N/A

REDEVELOPMENT AGENCY INVESTMENT: N/A

DESCRIPTION: Located within the Emergency Arts center, this independently owned and operated coffee house and bar opened in May 2010. This establishment serves breakfast pastries, as well as lunch and supper items. It also offers free Wi-Fi, vintage vinyl records, reproduction posters and a free book exchange.



BONNEVILLE TRANSIT CENTER

ADDRESS: 101 E. Bonneville Ave.

DEVELOPER: Regional Transportation Commission

CONSTRUCTION JOBS GENERATED: 134

PERMANENT JOBS GENERATED: 35

TOTAL PROJECT COST: \$18.2 million

REDEVELOPMENT AGENCY INVESTMENT: N/A

DESCRIPTION: Construction of a 20,000-square-foot terminal for Regional Transportation Commission transit lines and other transportation services transferring in, originating or ending downtown. This facility is expected to receive a Leadership in Energy and Environmental Design (LEED) green building certification and is built with a commitment to sustainability. Plans are to have the Bonneville Transit Center and a new Las Vegas City Hall serve as anchor tenants for one million square feet of Class A office and retail space that will be developed by Forest City and Live Work, LLC. This complex will encompass five city blocks on approximately 13 acres located near the 61-acre, multiuse Symphony Park™ project.



BRETT WESLEY GALLERY

ADDRESS: 1112 S. Casino Center Blvd.

DEVELOPER: Brett Wesley

CONSTRUCTION JOBS GENERATED: 4

PERMANENT JOBS GENERATED: 2

TOTAL PROJECT COST: \$610,000

REDEVELOPMENT AGENCY INVESTMENT: \$50,000 through Visual Improvement Program.

DESCRIPTION: Located in the heart of the 18b Arts District, the Brett Wesley Gallery is a resource for collectors, designers and corporations. The gallery specializes in contemporary paintings, photography and sculpture by established and emerging artists. This gallery opened its downtown doors in October 2009 and was aided in 2010 by the Redevelopment Agency through its Visual Improvement Program.

CASA SUITES

ADDRESS: 700 Las Vegas Blvd. North

DEVELOPER: Casa Suites, LLC

CONSTRUCTION JOBS GENERATED: 9

PERMANENT JOBS GENERATED: N/A

TOTAL PROJECT COST: \$1 million

REDEVELOPMENT AGENCY INVESTMENT: \$50,000 through Visual Improvement Program.

DESCRIPTION: Upgrades and renovations were provided for these flexible-stay apartments located at the northeast corner of Las Vegas Boulevard and Wilson Avenue. The Las Vegas Redevelopment Agency assisted with this revitalization effort by supplying \$50,000 in matching grant money through its Commercial Visual Improvement Program, which assisted with exterior renovation and signage upgrades.



CLEVELAND CLINIC LOU RUVO CENTER FOR BRAIN HEALTH

ADDRESS: 888 W. Bonneville Ave.

DEVELOPER: Keep Memory Alive

CONSTRUCTION JOBS GENERATED: 225

PERMANENT JOBS GENERATED: 250

TOTAL PROJECT COST: \$80 million

REDEVELOPMENT AGENCY INVESTMENT: \$1.4 million, two-acre land contribution.

DESCRIPTION: The brain center's clinic dedicated to the research, treatment and cure of diseases such as Alzheimer's, Parkinson's, Huntington's and ALS (Lou Gehrig's disease), opened to patients and their caregivers during the summer of 2009. The center also houses a diagnostic center, physicians' offices and laboratories devoted to clinical research. The center was fully completed when the Life Activity Center, built to accommodate special events, opened in May 2010. The center was designed by world-renowned architect Frank Gehry.



Photo by Matt Carbone Photography

CLEVELAND CLINIC EXCLUSIVE NEGOTIATION AGREEMENT

ADDRESS: Cleveland, Ohio

DEVELOPER: Cleveland Clinic Foundation

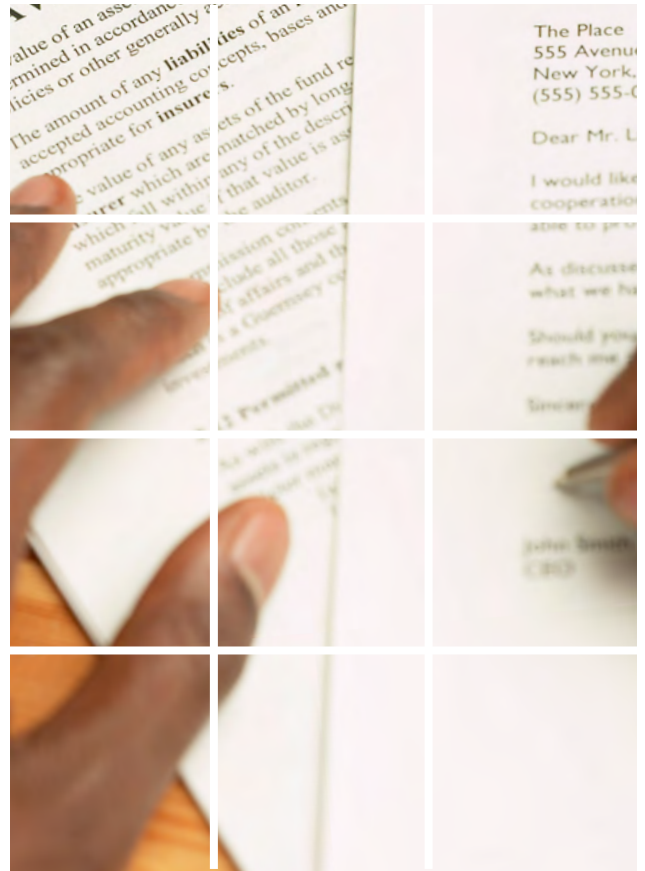
CONSTRUCTION JOBS GENERATED: TBD

PERMANENT JOBS GENERATED: TBD

TOTAL PROJECT COST: TBD

REDEVELOPMENT AGENCY INVESTMENT: TBD

DESCRIPTION: Medical care and/or research facilities and other nonprofit-related uses.



dd's DISCOUNTS

ADDRESS: 931 W. Owens Ave., Ste. 110

DEVELOPER: Nucleus Investments

CONSTRUCTION JOBS GENERATED: 6

PERMANENT JOBS GENERATED: 54

TOTAL PROJECT COST: \$675,000

REDEVELOPMENT AGENCY INVESTMENT: Assisted with merchant recruitment.

DESCRIPTION: Junior anchor store occupying 21,500 square feet of space opened at the Edmond Town Center strip shopping plaza in West Las Vegas in June 2010. A division of Ross Dress for Less, dd's Discounts sells apparel for men, women and children. The discount retailer also offers housewares, home accents and bedding and bath supplies from stores in Arizona, California, Florida and Texas. This will be one of the first three stores the company will open in Nevada.



DU-PAR'S

ADDRESS: Golden Gate Casino, One Fremont St.

DEVELOPER: Du-par's Restaurant & Bakery

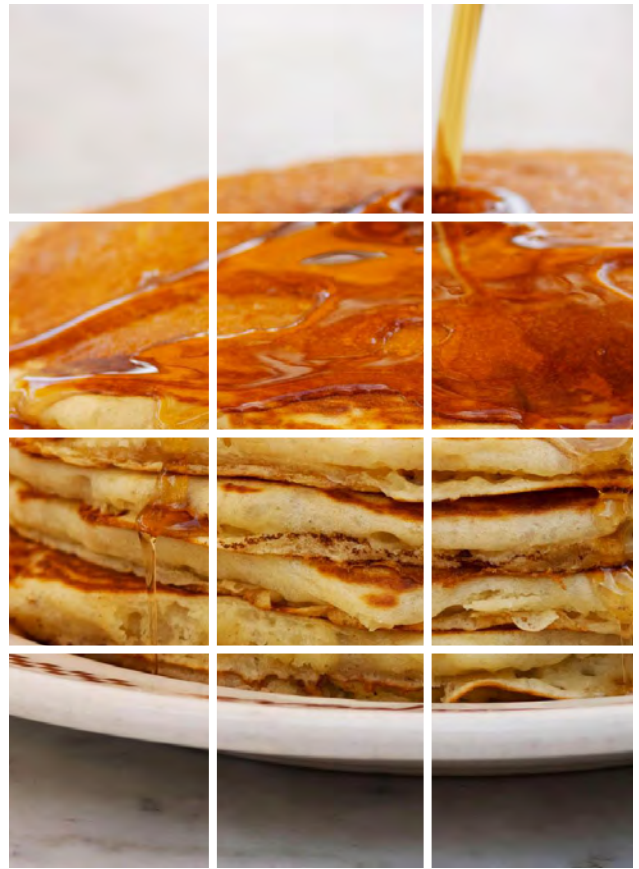
CONSTRUCTION JOBS GENERATED: N/A

PERMANENT JOBS GENERATED: N/A

TOTAL PROJECT COST: N/A

REDEVELOPMENT AGENCY INVESTMENT: N/A

DESCRIPTION: Found on the first floor of the Golden Gate Casino, which is part of the *Fremont Street Experience* in downtown Las Vegas. Opened in March 2010 in the space formerly occupied by the Bay City Diner. Du-par's restaurant and bakery serves a variety of menu items from sizzling steaks to pies and other Americana fare 24 hours a day. They are especially well known for their pancakes, which were named "best in America" by *Esquire* magazine. Du-par's is part of a group of restaurants operated out of California.



EMERGENCY ARTS

ADDRESS: 520 Fremont St.

DEVELOPER: Michael Cornthwaite

CONSTRUCTION JOBS GENERATED: N/A

PERMANENT JOBS GENERATED: N/A

TOTAL PROJECT COST: N/A

REDEVELOPMENT AGENCY INVESTMENT: N/A

DESCRIPTION: Opened May 2010 in the entertainment district, **Fremont East**, and located on the corner of Fremont and Sixth streets. The Emergency Arts center houses an array of artists' mixed-use and studio-galleries, the Burlesque Hall of Fame and The Beat Coffeehouse. Emergency Arts' name was inspired by the building's former tenant, a medical clinic.



FIREFLY TAPAS KITCHEN AND BAR

ADDRESS: One Main St., Second Floor

DEVELOPER: John Simmons

CONSTRUCTION JOBS GENERATED: N/A

PERMANENT JOBS GENERATED: N/A

TOTAL PROJECT COST: N/A

REDEVELOPMENT AGENCY INVESTMENT: N/A

DESCRIPTION: This Spanish tapas restaurant, which opened in March 2010, can be found at the north end of the *Fremont Street Experience* in downtown Las Vegas. It is the second Firefly restaurant operated in Las Vegas by chef John Simmons. Spanish tapas are small-portion dishes that encourage evening diners to sample, share and create their own multicourse meals. More than 60 varieties of tapas are available at this restaurant. An added bonus is the restaurant's glass-encased dining room, providing patrons with a front row seat to the lights and action on the *Fremont Street Experience*.



GOLDEN NUGGET RUSH TOWER

ADDRESS: 129 Fremont St.

DEVELOPER: Landry's Restaurant's Inc.

CONSTRUCTION JOBS GENERATED: 344

PERMANENT JOBS GENERATED: 100

TOTAL PROJECT COST: \$150 million

REDEVELOPMENT AGENCY INVESTMENT: N/A

DESCRIPTION: This 25-story, 476,000-square-foot tower, which officially opened in November 2009, added approximately 500 additional rooms to the Golden Nugget property in downtown Las Vegas. Rush Tower amenities include the Chart House restaurant showcasing a 50,000-gallon tropical aquarium, as well as 36,000 square feet of additional casino offerings, adding more table and slot games. A \$1 million landscaped entrance at First and Carson streets completed the upscale hotel addition.



GOLD SPIKE HOTEL & CASINO RENOVATION

ADDRESS: 217 Las Vegas Blvd. North

DEVELOPER: Siegel Group Nevada, Inc.

CONSTRUCTION JOBS GENERATED: 14

PERMANENT JOBS GENERATED: N/A

TOTAL PROJECT COST: \$2.5 million

REDEVELOPMENT AGENCY INVESTMENT: \$50,000 through Visual Improvement Program.

DESCRIPTION: Originally opened in 1977, this hotel and casino recently experienced massive renovations, improvements and upgrades to both the interior and exterior of its hotel and casino areas. New casino owners, the Siegel Group Nevada, Inc., invested millions in new carpet, finishes, flooring, tile, furniture, wallpaper, slot machines and a new bar area. Additional money was spent on items customers won't see: new HVAC, ventilation, electrical wiring and a new sprinkler system. In 2010, the Las Vegas Redevelopment Agency provided Gold Spike owners with \$50,000 in matching grant money through its Commercial Visual Improvement Program. This money went toward Gold Spike's exterior and signage upgrades and improvements.



HISTORIC NEON ROADWAY SIGNS

ADDRESS: Las Vegas Boulevard from Bonanza Road to just north of Washington Avenue

DEVELOPER: City of Las Vegas, National Scenic Byway Division of the Federal Highway Administration and the Neon Museum.

CONSTRUCTION JOBS GENERATED: N/A

PERMANENT JOBS GENERATED: N/A

TOTAL PROJECT COST: \$1.1 million

REDEVELOPMENT AGENCY INVESTMENT: N/A

DESCRIPTION: Included installation and landscaping of highway medians and restoration and installation of three vintage neon signs. These fully restored signs were erected on Las Vegas Boulevard in an area referred to as the Cultural Corridor. They can be found from Bonanza Road to just north of Washington Avenue. New landscaped median islands also were installed. These three are the first in a series of historic signs that will be restored and eventually placed along Las Vegas Boulevard from Washington Avenue to Sahara Avenue as part of the Las Vegas Boulevard Scenic Byway Program. The first three signs installed as part of this restoration and beautification effort were the Silver Slipper, Binion's Horseshoe and the Bow & Arrow Motel signs. All three date back to the mid-20th century.



INSTANTACTION

ADDRESS: 9900 Covington Cross, Ste. 110

DEVELOPER: GarageGames

CONSTRUCTION JOBS GENERATED: N/A

PERMANENT JOBS GENERATED: 69

TOTAL PROJECT COST: \$690,700

REDEVELOPMENT AGENCY INVESTMENT: N/A

DESCRIPTION: A web gaming site and digital distributor featuring 3D, browser-based games created by game and technology developer GarageGames.



LAS VEGAS COUNTRY SALOON

ADDRESS: 425 Fremont St., Second Floor

DEVELOPER: Hennessey's Tavern, Inc.

CONSTRUCTION JOBS GENERATED: N/A

PERMANENT JOBS GENERATED: N/A

TOTAL PROJECT COST: \$602,000

REDEVELOPMENT AGENCY INVESTMENT: \$50,000 through Visual Improvement Program.

DESCRIPTION: An 18,000-square-foot, country-and-western-themed bar that includes a dance floor able to accommodate up to 200 people. Food is also served. Entertainment entrepreneur Paul Hennessey owns and operates this establishment, as well as nearby Mickie Finnz, the Brass Bar and Hennessey's Tavern. The Las Vegas Redevelopment Agency recently assisted with exterior and signage improvements through its Commercial Visual Improvement Program.

LITTLE WHITE CHAPEL

ADDRESS: 1301 Las Vegas Blvd. South

DEVELOPER: Charlotte Richards

CONSTRUCTION JOBS GENERATED: 1

PERMANENT JOBS GENERATED: N/A

TOTAL PROJECT COST: \$107,000

REDEVELOPMENT AGENCY INVESTMENT: \$50,000 through Visual Improvement Program.

DESCRIPTION: Many well-known stars, including Britney Spears, Michael Jordan and Joan Collins, have said "I do" at this chapel with a quaint exterior located on Las Vegas Boulevard. Expansive packaged weddings or small, inexpensive services are available. There are five varieties of chapels available, including a drive-through. Ceremonies are performed in English, Spanish, German and French. In 2010, the Redevelopment Agency aided the Little White Chapel with exterior upgrades and renovations through its Commercial Visual Improvement Program.



LOLA'S – A LOUISIANA KITCHEN

ADDRESS: 241 W. Charleston Blvd., Ste. 101

DEVELOPER: Chef Lola Elizabeth Pokorny

CONSTRUCTION JOBS GENERATED: Unavailable

PERMANENT JOBS GENERATED: Unavailable

TOTAL PROJECT COST: \$20,000

REDEVELOPMENT AGENCY INVESTMENT: N/A

DESCRIPTION: Lola's recently opened in the complex that served as a former home to the Old Holsum Bakery. Owned and operated by a chef born in New Orleans and raised in Louisiana, this restaurant offers authentic Cajun and Creole foods.



MAHARAJA HOOKAH CAFE

ADDRESS: 506 Fremont St.

DEVELOPER: Ali Mohammad

CONSTRUCTION JOBS GENERATED: 3

PERMANENT JOBS GENERATED: 4

TOTAL PROJECT COST: \$375,000

REDEVELOPMENT AGENCY INVESTMENT: \$95,000 through Visual Improvement Program; Fast Track Program assistance.

DESCRIPTION: A hookah café at the corner of Las Vegas Boulevard and Fremont Street that opened in late September 2010. Situated in the entertainment district called **Fremont East**, the Maharaja Hookah Café provides flavored tobacco and Mediterranean cuisine. The city of Las Vegas Redevelopment Agency assisted Maharaja Hookah Cafe with \$95,000 in matching grant money through its Entertainment Visual Improvement Program. This money was used for exterior and signage upgrades and improvements. Redevelopment Agency staff assistance with expediting city entitlements and permitting was also provided.



MEET LAS VEGAS

ADDRESS: 233 S. Fourth St.

DEVELOPER: API, Nevada Properties Inc.

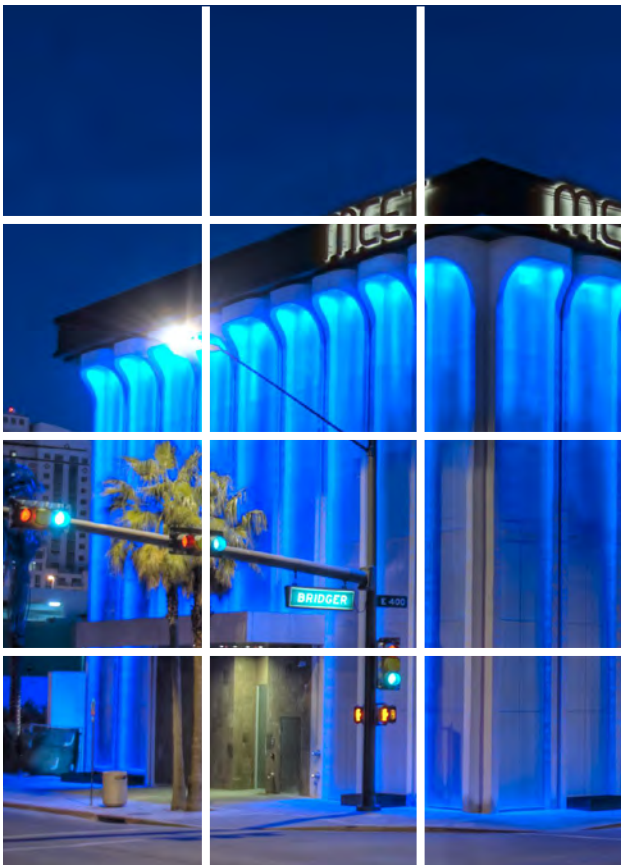
CONSTRUCTION JOBS GENERATED: 48

PERMANENT JOBS GENERATED: 120

TOTAL PROJECT COST: \$26 million

REDEVELOPMENT AGENCY INVESTMENT: N/A

DESCRIPTION: A 30,000-square-foot boutique event venue that opened in March 2010 providing three floors of state-of-the-art exhibit, audio-visual and branding facilities and services. Open first-floor exhibit space offers high ceilings and weight-bearing rigging for suspending heavy items such as automobiles. Sound-proofing makes this facility conducive for television and film production. Other onsite amenities include multipurpose event space, staging, an executive training center with video conferencing, kitchen facilities, an outdoor pavilion and two classrooms outfitted with 20+ computers each, as well as flat screens and smart boards.



METROPOLITAN POLICE HEADQUARTERS COMPLEX

ADDRESS: 400 S. Martin L. King Blvd.

DEVELOPER: Mark L. Fine & Associates

CONSTRUCTION JOBS GENERATED: 595

PERMANENT JOBS GENERATED: 1,400 jobs retained in downtown.

TOTAL PROJECT COST: \$134 million

REDEVELOPMENT AGENCY INVESTMENT: N/A

DESCRIPTION: Currently under construction on the northwest corner of the intersection of Martin L. King Boulevard and Alta Drive, this complex will serve as a consolidated base of operations for roughly 1,400 employees. Occupying 14 acres, the 390,000-square-foot project will consist of three multilevel buildings and a 2,100-space parking garage. Upon completion, the new complex will enable the Metropolitan Police to consolidate staff that is currently working in 60 offices throughout the Las Vegas Valley. (Metro's patrol substations will remain; they will not be included in the consolidation.) The city of Las Vegas Police Department will move from its current location at City Hall. Construction on the new headquarters is anticipated to be completed in 2011.



MUNDO

ADDRESS: World Market Center Las Vegas, 495 S. Grand Central Parkway

DEVELOPER: Mundo, LLC

CONSTRUCTION JOBS GENERATED: 2

PERMANENT JOBS GENERATED: 20

TOTAL PROJECT COST: \$165,000

REDEVELOPMENT AGENCY INVESTMENT: N/A

DESCRIPTION: Opened in January 2010 on the ground floor of Building A of the World Market Center Las Vegas complex. Mundo is billed as "a culinary haute spot" and "the first upscale Mexican restaurant in downtown Las Vegas." Mundo also declares itself to be a "Latin chic restaurant" with décor celebrating "Old World Mexico and the glam of Las Vegas."

MUSEUM OF ORGANIZED CRIME AND LAW ENFORCEMENT

ADDRESS: 300 Stewart Ave.

DEVELOPER: City of Las Vegas

CONSTRUCTION JOBS GENERATED: 227

PERMANENT JOBS GENERATED: 92

TOTAL PROJECT COST: \$43.6 million

REDEVELOPMENT AGENCY INVESTMENT: \$11.5 million

DESCRIPTION: The city of Las Vegas is presently creating an educational and entertaining museum dedicated to the pivotal role that mobsters and law agencies played in Las Vegas' colorful history. The "Mob Museum," as it is informally called, is scheduled to open in 2011 in a former federal courthouse turned post office located downtown.



NEON BONEYARD EXPANSION AND UPGRADE

ADDRESS: Southwest corner of Las Vegas and Cashman Center boulevards

DEVELOPER: City of Las Vegas

CONSTRUCTION JOBS GENERATED: 46

PERMANENT JOBS GENERATED: 4

TOTAL PROJECT COST: \$1.9 million (Funding from the Bureau of Land Management Southern Nevada Public Lands Management Act.)

REDEVELOPMENT AGENCY INVESTMENT: N/A

DESCRIPTION: New life is currently being given to a "boneyard" where non-restored vintage Vegas signs are kept by Neon Museum curators and admired by filmmakers and those who take advance reservation boneyard tours. This neon boneyard, as it is known, is located on the east side of Las Vegas Boulevard at McWilliams Avenue in an area called the Cultural Corridor. When upgrades and construction work is completed, this new home will include a half-acre public park, along with one full acre devoted to displaying more than 140 nostalgic neon signs. Renovation work is anticipated to be completed and the boneyard is expected to reopen to the public by July 2011.



NEW CITY HALL

ADDRESS: 495 S. Main St.

DEVELOPER: Forest City Enterprises and Live Work, LLC

CONSTRUCTION JOBS GENERATED: 1,200

PERMANENT JOBS GENERATED: N/A

TOTAL PROJECT COST: \$146.2 million

REDEVELOPMENT AGENCY INVESTMENT: Land contribution

DESCRIPTION: Plans are to have a new Las Vegas City Hall and the recently completed Bonneville Transit Center serve as anchor tenants for one million square feet of Class A office and retail space that will be developed by Forest City and Live Work, LLC. This complex will encompass five city blocks on approximately 13 acres located near the 61-acre, multiuse Symphony Park™ project. The 310,000-square-foot City Hall currently is under development and scheduled to open in the spring of 2012.



OASIS AT THE GOLD SPIKE

ADDRESS: 217 Las Vegas Blvd. North

DEVELOPER: Siegel Group Nevada, Inc.

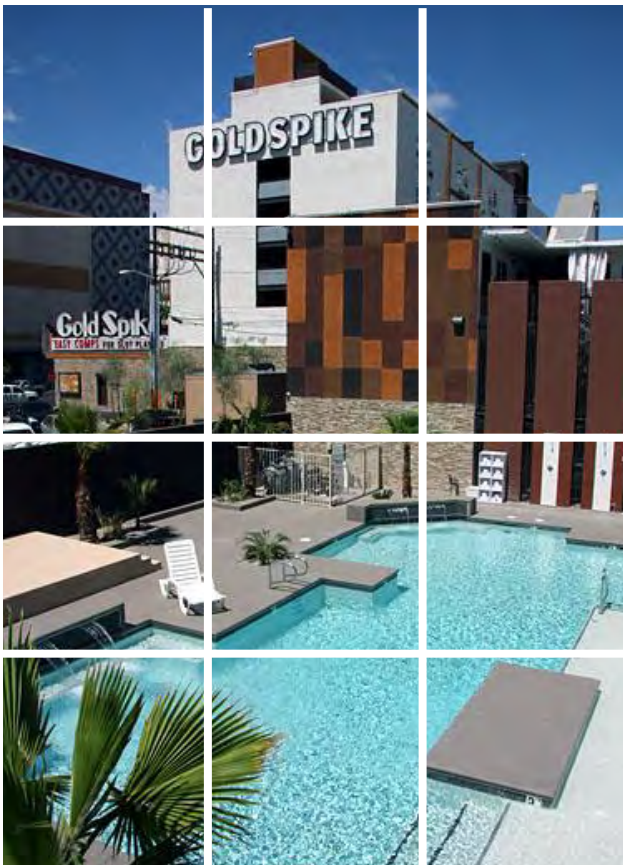
CONSTRUCTION JOBS GENERATED: 26

PERMANENT JOBS GENERATED: N/A

TOTAL PROJECT COST: \$3 million

REDEVELOPMENT AGENCY INVESTMENT: \$50,000 through Visual Improvement Program.

DESCRIPTION: In 2010, owner-developer Siegel Group Nevada, Inc. completed a \$3 million renovation of the former Travel Inn located on Las Vegas Boulevard. Now called the Oasis at the Gold Spike, the completely renovated facility offers 53 fully refurbished hotel rooms, as well as a new pool and cabana area. The Las Vegas Redevelopment Agency assisted with \$50,000 in matching grant money through its Commercial Visual Improvement Program. This money was used for exterior upgrades, renovations and improvements.



PETER PAN MOTEL

ADDRESS: 110 N. 13th St.

DEVELOPER: Vast Holdings, Inc.

CONSTRUCTION JOBS GENERATED: N/A

PERMANENT JOBS GENERATED: N/A

TOTAL PROJECT COST: \$1.5 million

REDEVELOPMENT AGENCY INVESTMENT: \$7,816 for enhanced sign through Visual Improvement Program.

DESCRIPTION: Inexpensive, limited-stay motel located in downtown Las Vegas featuring kitchens/ kitchenettes and within walking distance of the *Fremont Street Experience*. In 2010, the Redevelopment Agency, through its Commercial Visual Improvement Program, reimbursed the motel for some of the costs associated with rehabilitating their signature exterior sign.



RAINBOW APPAREL

ADDRESS: 931 W. Owens Ave., Ste. 170

DEVELOPER: Nucleus Investments

CONSTRUCTION JOBS GENERATED: N/A

PERMANENT JOBS GENERATED: 15

TOTAL PROJECT COST: \$185,000

REDEVELOPMENT AGENCY INVESTMENT: N/A

DESCRIPTION: This 6,000-square-foot retailer opened at Edmond Town Center in April 2010. Edmond Town Center is a strip shopping center located in West Las Vegas. Promoted as "a leader in popular priced apparel," this national retail chain store specializes in junior, plus sizes and children's apparel. Founded in 1935, Rainbow has grown to more than 1,000 stores nationwide, including locations in Puerto Rico and the Virgin Islands. This will be the sixth Rainbow store in the Las Vegas market.



RTC ROUTES AND CONSTRUCTION

ADDRESS: Throughout Downtown, Some Las Vegas Strip Locations, Centennial Hills

DEVELOPER: Regional Transportation Commission

CONSTRUCTION JOBS GENERATED: Unavailable

PERMANENT JOBS GENERATED: Unavailable

TOTAL PROJECT COST: Unavailable broken down by Redevelopment Area.

REDEVELOPMENT AGENCY INVESTMENT: N/A

DESCRIPTION: New limited-stop transportation lines connecting downtown Las Vegas with The Las Vegas Strip, as well as a nonstop commute from Centennial Hills to downtown, began service in March 2010. Using new, hybrid gasoline-electric vehicles, The Regional Transportation Commission operates these transit lines 24/7. Development of these lines included construction of dedicated downtown transportation lanes.



THE SMITH CENTER FOR THE PERFORMING ARTS

ADDRESS: 241 W. Charleston Blvd., Suite 111

DEVELOPER: City of Las Vegas

CONSTRUCTION JOBS GENERATED: 1,000

PERMANENT JOBS GENERATED: 334

TOTAL PROJECT COST: \$485 million

REDEVELOPMENT AGENCY INVESTMENT: \$68.8 million

DESCRIPTION: The Smith Center for the Performing Arts is under construction in Symphony Park™. Featuring a 2,000+ seat main hall and an education center, The Smith Center also will be home to the Las Vegas Philharmonic and the Nevada Ballet Theatre. The center is scheduled to open in March 2012.



SYMPHONY PARK INFRASTRUCTURE

ADDRESS: 100 S. Grand Central Parkway

DEVELOPER: City of Las Vegas

CONSTRUCTION JOBS GENERATED: 808

PERMANENT JOBS GENERATED: N/A

TOTAL PROJECT COST: \$139.7 million

REDEVELOPMENT AGENCY INVESTMENT: \$6 million

DESCRIPTION: Master planning and installation of gas and electric power service for Symphony Park™. Symphony Park™ is a 61-acre development located in the heart of downtown. The city of Las Vegas is the land owner and master developer. Symphony Park™ is home to the Cleveland Clinic Lou Ruvo Center for Brain Health and the under-construction Smith Center for the Performing Arts, which is slated to open in 2012. Formerly designated a “brownfield” area, Symphony Park is starting life anew as a “green” mixed-used development in downtown Las Vegas. The city-owned development was awarded Gold certification status under stage 2 (planned but not yet built) by the U.S. Green Building Council, through its Leadership in Energy and Environmental Design for Neighborhood Development (LEED®-ND) green building rating system.



TELUS

ADDRESS: 2251 S. Decatur Blvd.

DEVELOPER: TELUS International, U.S. Corporation

CONSTRUCTION JOBS GENERATED: 6

PERMANENT JOBS GENERATED: 1,000 (expected during a five-year period)

TOTAL PROJECT COST: \$1.5 million

REDEVELOPMENT AGENCY INVESTMENT: N/A

DESCRIPTION: TELUS began call center operations in March of 2009 in a 104,000-square-foot building that had sat vacant for several years. TELUS signed a 51-month \$2.9 million lease for office space at this location. In FY 2010, the city of Las Vegas approved a \$1.5 million economic development grant for the company. Telus must meet certain performance objectives in order to be eligible for this grant. Performance objectives include a minimum of \$1.5 million in capital improvements and the hiring of a minimum of employees from Community Development Block Grant-eligible census tracts over a five-year period. TELUS is based in Vancouver, British Columbia and includes some of the world's largest information technology, telecommunications, consumer electronics, financial services, energy and utility corporations among its clients.



URBAN CHAMBER OF COMMERCE BUSINESS DEVELOPMENT CENTER

**SPONSORED BY THE CITY OF LAS VEGAS
REDEVELOPMENT AGENCY**

ADDRESS: 1951 Stella Lake Street

DEVELOPER: Urban Chamber of Commerce and Las Vegas
Redevelopment Agency

CONSTRUCTION JOBS GENERATED: N/A

PERMANENT JOBS GENERATED: Ongoing

TOTAL PROJECT COST: N/A

REDEVELOPMENT AGENCY INVESTMENT: \$150,000
annually for five years.

DESCRIPTION: A business development/incubator
program that provides new and recently formed small
businesses with support services, mentoring assistance
and below-market-rate office space. This program is being
provided by the Urban Chamber of Commerce and the
city of Las Vegas Redevelopment Agency. The program is
operating at 1951 Stella Lake St. in West Lake Vegas in a
17,100-square-foot facility located in Enterprise Park across
from the FBI Regional Headquarters.



VANGUARD LOUNGE

ADDRESS: 516 Fremont St.

DEVELOPER: Andrew and Jennifer Wheatley

CONSTRUCTION JOBS GENERATED: 3

PERMANENT JOBS GENERATED: 5

TOTAL PROJECT COST: \$250,000

REDEVELOPMENT AGENCY INVESTMENT: \$10,775
through Visual Improvement Program; Fast Track
Program assistance.

DESCRIPTION: Opened in downtown's entertainment
district, **Fremont East**, at the end of September 2010, this
lounge offers crafted cocktails, boutique wines and live
DJs amid modern industrial décor. The city of Las Vegas
Redevelopment Agency assisted the Vanguard Lounge with
\$10,775 in matching grant money through its Entertainment
Visual Improvement Program. This money was used
for exterior and signage upgrades and improvements.
Redevelopment Agency staff assistance with expediting city
entitlements and permitting was also provided.



VIVA LAS VEGAS WEDDING CHAPEL

ADDRESS: 1205 Las Vegas Blvd. South

DEVELOPER: Ron DeCar

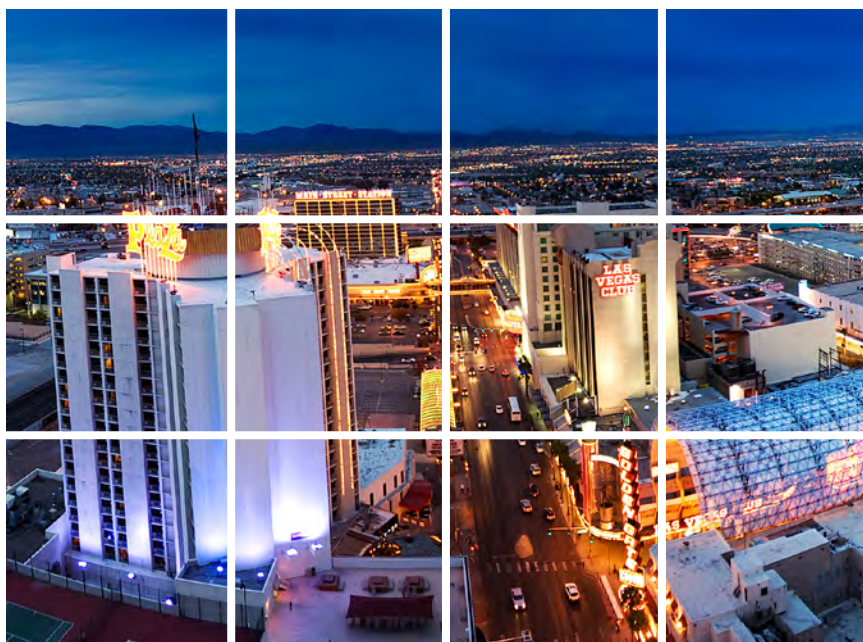
CONSTRUCTION JOBS GENERATED: 2

PERMANENT JOBS GENERATED: N/A

TOTAL PROJECT COST: \$194,500

REDEVELOPMENT AGENCY INVESTMENT: \$50,000 through Visual Improvement Program.

DESCRIPTION: Located on Las Vegas Boulevard, the Viva Las Vegas Wedding Chapel provides traditional, themed, outdoor and helicopter weddings. Elvis wedding packages are one of their specialties. Their main wedding chapel, resembling an adobe mission, accommodates up to 100 guests. In 2010, the Redevelopment Agency aided the Viva Las Vegas Wedding Chapel with exterior upgrades and renovations through its Commercial Visual Improvement Program.



Picture by Studio West Photography

“

*In today's terms
[Downtown Las Vegas] is
very affordable...
It's great that the people
living here can walk out
of their homes, have a
martini and then go to the
entertainment district.*

”

~Oscar B. Goodman
Las Vegas Mayor



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